

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 HUNTERS LANE,  
DONAGHADEE, BT21 0AB**

**OFFERS OVER £199,950**



This prime location turnkey townhouse is a gem waiting to be discovered. Built in 2024, this new build property boasts a modern and stylish design that is sure to impress.

The property offers an open plan living / kitchen area. Two bedrooms and two bathrooms spread across 740 sq ft of living space. The ground floor offers the luxury of underfloor heating, ensuring your comfort during the colder months.

Donaghadee's picturesque surroundings and vibrant community make it an ideal place to call home. With its blend of modern amenities and traditional charm, this terraced house offers a unique opportunity to embrace the best of both worlds.

Don't miss out on the chance to make this house your own and experience the beauty of living in this seaside town.





## Key Features

- Turnkey Property In The Heart Of Donaghadee
- Situated Minutes From Donaghadee Harbour & Amenities
- Open Plan Living / Kitchen Area
- Under Floor Heating on Ground Floor
- Ground Floor Shower Room And WC
- Two Double Bedrooms
- First Floor Bathroom With Overhead Shower And Bath
- Early Viewing Recommended To Avoid Disappointment



### Specification - External

Roof: Black slate

Gutters soffit & fascia: Black grain effect uPVC

External Walls: Painted render on traditional block insulated cavity walls.

Windows: uPVC wood grain effect double glazed, charcoal frames externally, white internally.

Front door: coloured composite.

External paving to rear.

### Specification - Internal

Quality fitted kitchen.

Integrated appliances to include; extractor, hob & oven.

Internally painted through out. 100mm bevelled skirtings, 75mm architraves, oak prefinished doors, brushed stainless ironmongery.

Ground floor underfloor heating, 1st floor radiators & towel radiator.

Generous electrical specification.

Ground Floor: Engineer wood/ laminate/ LVT.

First Floor: Carpet / LVT in bathroom.

### Accommodation

#### Comprises:

#### Entrance Hall

#### Shower Room

White suite comprising shower, WC and wash hand basin.

#### Living Room

Open To:

#### Kitchen

#### First Floor

#### Landing

#### Bedroom 1

#### Bedroom 2

#### Bathroom

White suite comprising panelled bath with overhead shower, wc and wash hand basin.

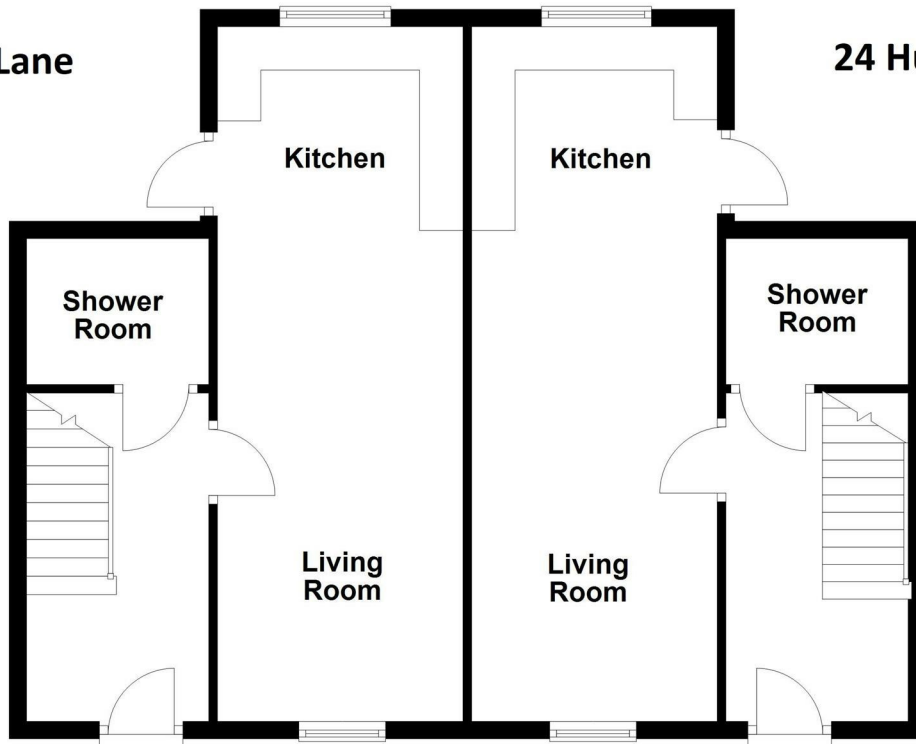
#### Outside

Paved area to the rear with fencing.



22 Hunters Lane

24 Hunters Lane



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, CWS Properties Ltd, is not responsible for any errors or omissions in this plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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